101.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,000 / 667,000
					USE VALUE:	667,000 / 667,000
					ASSESSED:	667,000 / 667,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELLINO-BARRA DIANE/TRS
Owner 2:	THERESA K BARRA TRUST
Owner 3:	
Street 1:	51 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARRA THERESA K/ETAL -
Owner 2:	BELLINO-BARRA DIANE TRS -
Street 1:	51 GREELEY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,730 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6730.000	231,700		435,300	667,000
Total Card	0.155	231,700		435,300	667,000
Total Parcel	0.155	231,700		435,300	667,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.74 | /Parcel: 453.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65235
GIS Ref	
GIS Ref	
Insp Date	09/22/18

!8100!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,700	0	6,730.	435,300	667,000	667,000	Year End Roll	12/18/2019
2019	101	FV	189,000	0	6,730.	441,500	630,500	630,500	Year End Roll	1/3/2019
2018	101	FV	177,200	0	6,730.	329,600	506,800	506,800	Year End Roll	12/20/2017
2017	101	FV	177,200	0	6,730.	298,500	475,700	475,700	Year End Roll	1/3/2017
2016	101	FV	177,200	0	6,730.	286,100	463,300	463,300	Year End	1/4/2016
2015	101	FV	176,300	0	6,730.	242,500	418,800	418,800	Year End Roll	12/11/2014
2014	101	FV	176,300	0	6,730.	230,100	406,400	406,400	Year End Roll	12/16/2013
2013	101	FV	176,300	0	6,730.	218,900	395,200	395,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8100

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRA THERESA K	1315-26		2/2/2006	Family	1	No	No		
BARRA THERESA	1143-71		7/13/1995		1	No	No		F

PRINT

Date	Time
12/10/20	22:41:13

LAST REV

Date	Time
10/03/18	11:37:27
mmcmakin	

USER DEFINED

Prior Id # 1:	65235
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
8/2/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	345	PATRIOT
11/29/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6730		Sq. Ft.	Site		0	70.	0.92	5									435,329						435,300	

Total AC/HA:	0.15450	Total SF/SM:	6730	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	435,329	Spl Credit		Total:	435,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99586844
Adj $ / SQ:	127.720
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314805
Depreciation:	83109
Depreciated Total:	231697

COMMENTS

648-5875 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

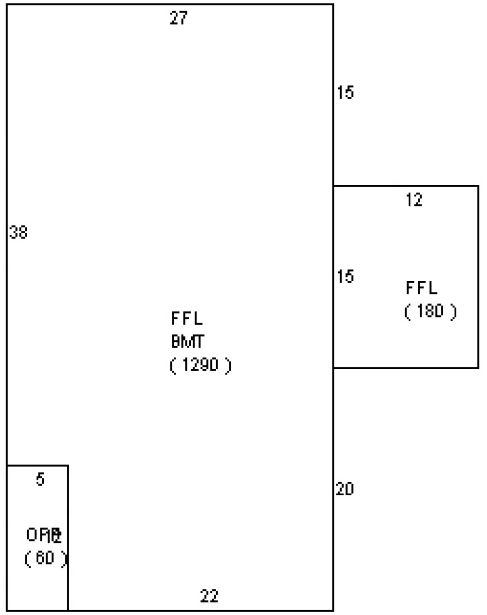
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.72
Special Features:	0	Val/Su Net:	82.16
Final Total:	231700	Val/Su SzAd	157.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,470	127.720	187,749
BMT	Basement	1,290	38.320	49,428
OFP	Open Porch	60	43.820	2,629

	Net Sketched Area:	2,820		Total:	239,806
Size Ad	1470	Gross Are	2820	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc